

Who to Contact	Project Partners
<p>If you have questions or comments about the Section 30 project, or you would like to be placed on the mailing list, please contact:</p> <p>Mike Mabrey Clark County Project Manager P.O. Box 9810 Vancouver, Washington 98666-9810 Tel: (360) 397-2375 ext. 4343 Fax: (360) 397-2011 E-mail: Michael.Mabrey@clark.wa.gov</p> <p>Bryan Snodgrass, Project Coordinator City of Vancouver Long Range Planning P.O. Box 1995 Vancouver, Washington 98668-1995 Telephone: (360) 735-8873, Extension 8195 Fax: (360) 696-8029 E-mail: Bryan.Snodgrass@ci.vancouver.wa.us</p> <p>Web Site For up-to-date project information, visit our web site at www.co.clark.wa.us/comdev/longrange and click on Section 30.</p>	  



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section 30 update

Issue 1

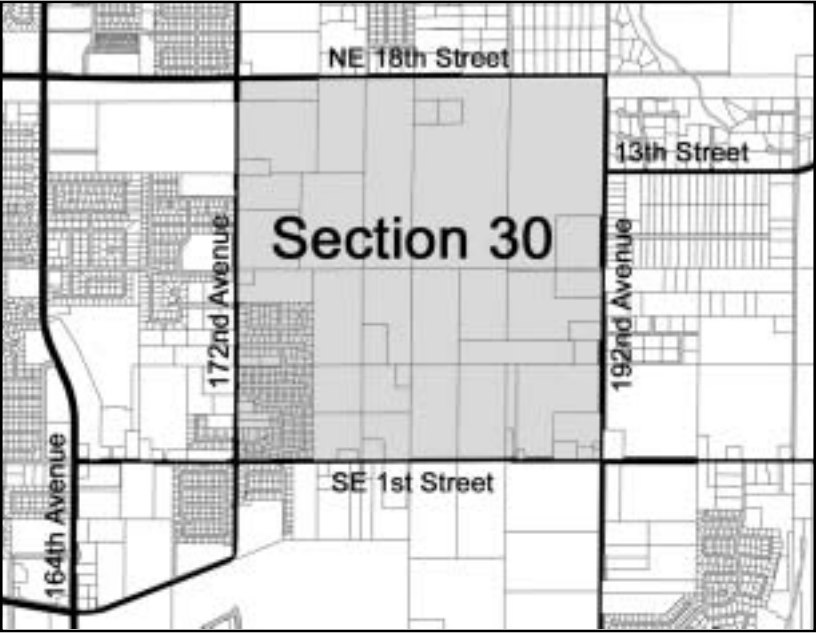
July 2003

Partners for Future Growth Overview of Project

Clark County and the City of Vancouver have partnered to develop a long-term land use plan that will guide future development of Section 30, one square mile located in unincorporated Clark County within the Vancouver Urban Growth Area. Section 30 is bounded by NE 18th Street to the north, 192nd Avenue to the east, SE 1st Street to the south, and 172nd Avenue to the west.

Section 30 is home to a variety of land uses including mineral extraction and processing, Harmony Sports Complex, rifle ranges, a winery, and residential subdivisions. A new commercial development, including a shopping center, has submitted for permit approval for the northwest corner of the intersection of 192nd Avenue and SE 1st Street.

One of the few remaining large tracts of land within the existing Vancouver Urban Area, Section 30 presents a unique opportunity to plan future growth in a predictable comprehensive manner. Through the subarea planning process, the City and the County hope to develop an economically feasible plan for the long term that will bring new jobs and services to the area in a way that integrates well with the surrounding area and enhances the quality of life for area residents and businesses. While many of the operations that are in Section 30 today likely will remain for many years to come, planning for the area's long-term conversion to higher uses is timely and important to all affected property owners and residents.



What's Inside	Meetings & Open Houses
<p>Public Input & Project Objectives page 2</p> <p>Project Schedule & Open Houses page 3</p> <p>Who to Contact page 4</p>	<p>Opportunities to learn more about the project and give input. See page 3 for times and dates.</p>



Public Input

Property owner and public participation in the development of the subarea plan is critical to its success. Accordingly, affected groups and individuals will have numerous ways to be involved in development of the plan.

The City and County have appointed a diverse Advisory Committee representing those interested in sports and recreation, education, and mineral resource extraction, as well as property owners and nearby business and residential interests. The Advisory Committee will serve as a sounding board and provide input to the project team on critical issues that must be considered in order to develop a plan that is supported by diverse interests and can be implemented.

The public will be kept informed and will have opportunities to provide input through public open houses, a project web site, and newsletter mailings from July through the end of 2003. Please see the project schedule section of this newsletter for information about dates of public meetings.

Once completed, the plan will be adopted by both the Board of County Commissioners and the Vancouver City Council following public hearings. While the project is currently under the review authority of Clark County, the area is expected to be served by City of Vancouver utilities and ultimately will become part of the City of Vancouver.

Project Objectives

The Section 30 subarea planning process represents an opportunity to create complementary land uses that collectively add to the long-term quality of life and the economic viability of Clark County and the City of Vancouver. As owners in and around Section 30 make investment decisions—whether it’s buying a house nearby or building a shopping center—it is important for everyone to have a notion of what the long-term picture looks like for this area. While some uses still have years of viable operation ahead, a transition plan will provide certainty to property owners and neighbors. It will also establish a plan for water, sewer and transportation infrastructure that will be needed for redevelopment.

Much of the effort in planning for Section 30 will be to evaluate how family wage jobs can be attracted to this area. The uses that are in the area now, however, will be recognized and their owners’ plans will be incorporated.

Overall, the project objectives include:

- Developing a land use plan that will guide long-term growth and create compatible development patterns within and around the project area.
- Evaluating opportunities for long-term redevelopment and reclamation of mineral resource areas.
- Identifying the capital facility projects (roads, water, and sewer) needed to support planned development and the cost and timing of these improvements.
- Generating new employment opportunities.

Project Schedule

July–August	Existing conditions analysis and initial land use concept development
July 23 6:00-8:00 pm	Advisory Committee Meeting #1 at Illahee Elementary School gymnasium, 19401 SE 1st Street. Topics: Project overview and objectives, existing land use and utility characteristics, and identification of member interests and expectations. Meeting is open to the public.
August 27 6:00-8:00 pm	Public Open House #1 at Illahee Elementary School gymnasium, 19401 SE 1st Street. Topics: Project overview and objectives, existing land use and utilities conditions map, and initial land use concepts.
September–October	Refine subarea plan and identify capital facilities needs
September 18 6:00-8:00 pm	Advisory Committee Meeting #2 at Shahala Middle School student center, 601 SE 192nd Avenue. Topics: Review and refine land use alternatives and related capital facilities plans. Meeting is open to the public.
September 24 6:00-8:00 pm	Open House #2 at Illahee Elementary School media center, 19401 SE 1st Street. Topics: Public review and critique of land use alternatives developed from prior community and property owner input.
October	Advisory Committee Meeting #3 and Public Open House. Topics: Review and refine subarea plan. Date to be determined and advertised in the October project newsletter and on the project web site. Meeting is open to the public.
November–December	Refine preferred subarea plan for recommendation to elected officials for adoption
November	Advisory Committee Meeting #4. Final review of preferred subarea plan. Date to be determined. Meeting is open to the public.
December	Work Session. Joint Clark County and City of Vancouver work session on preferred subarea plan. Meeting is open to the public.
January 2004	Public Hearings. Subarea plan will be considered by Board of County Commissioners and Vancouver City Council in separate public hearings. Meetings are open to the public.

Bring Your Ideas to the Open Houses

Your opinion is important! Two public meetings have been scheduled to gather community input that will shape the final land use plan. The project team will be on hand to answer questions and listen to your concerns.

Wednesday, August 27, 2003, 6:00-8:00 pm
Illahee Elementary School gymnasium

Wednesday, September 24, 2003, 6:00-8:00 pm
Illahee Elementary School media center

19401 SE 1st Street
Vancouver, Washington

